

BK 4295 PG. 281
Know All Men By These Presents.

21-4007963

That Philip J. and Elaine A. Mullane of Waterville, County of Kennebec,
State of Maine,

034774

52-64
#3339
TRANSFER
TAX
PAID

in consideration of ONE DOLLAR and other valuable consideration,

paid by Crystal A. Bolduc of Waterville, County of Kennebec, State of Maine,

the receipt whereof we do hereby acknowledge, do hereby
give, grant, bargain, sell and convey unto the said Crystal A. Bolduc,
her heirs and assigns forever,
a certain lot or parcel of land

Situate in Waterville, County of Kennebec and State of Maine, and being a
portion of Lot #54 on plan of Edgemont Park, made by J.H. Burleigh, C.E.,
dated August 1905 and recorded in Kennebec Registry of Deeds and more
particularly described as follows:

Beginning at an iron pin at the southeasterly corner of Lot #55 as shown on
above plan; thence northerly along the boundary between Lot #54 and #55 a
distance of twenty-five (25) feet to an iron pin; thence easterly and parallel
to the northerly boundary of Lot #57 a distance of forty-two and one-half
(42.5) feet to an iron pin in the westerly line of Lot #53 a distance of
twenty-five (25) feet to an iron pin in the southwesterly corner of Lot #53
and southeasterly corner of Lot #54; thence westerly along the northerly line
of Lot #57 a distance of forty-two and one half (42.5) feet and point begun
at. Excepting a 2 1/2 foot by 25 foot strip of land off from the southeast
corner of Lot #54 containing sixty-two and five tenths (62.5) square feet and
being the same premises conveyed to Richard W. and Betsy Ann Lane by
Quit-Claim (Release) Deed of Philip J. and Elaine A. Mullane, dated October 8,
1992, and recorded in the Kennebec County Registry of Deeds in Book 4257, Page
57. Reference is made to a Corrective Deed to be recorded in said Registry.

Also another certain lot or parcel of land situate in said Waterville and
bounded and described as follows, to wit: Being Lot #57 on plan of Edgemont
Park, made by J.H. Burleigh, C.E. dated August 1905 recorded in Kennebec
Registry of Deeds, to which reference may be had for a more particular
description.

Also another lot or parcel of land situated at the southerly end of Lot #55 as
shown on above recorded plan, bounded and described as follows: Beginning at
an iron pin marking the southwesterly corner of Lot #55 on said plan, which
iron pin marks the southeasterly corner of Lot #56 on said plan; thence
easterly along the southerly boundary of Lot #55 a distance of forty-two and
one-half (42.5) feet to an iron pin marking the southeasterly corner of Lot
#55; thence northerly a distance of five (5) feet along the easterly line of
Lot #55; to the northeasterly corner of lot herein described; thence westerly
and parallel to the first described line a distance of forty-two and one-half
(42.5) feet to the westerly line of Lot #55; thence southerly along the
westerly line of Lot #55 a distance of five (5) feet to the point begun at.

Being a portion of the premises conveyed to the Grantors herein by Warranty
Deed of Jean G. Cassidy dated March 4, 1971 and recorded in the Kennebec
County Registry of Deeds in Book 1542, Page 713. This parcel constitutes the
entire premises conveyed from Jean G. Cassidy to the Grantors herein,
excepting the premises conveyed by the Grantors herein by Quit-Claim (Release)
Deed dated October 8, 1992, and recorded in said Registry in Book 4257, Page
57, and a Corrective Deed to be recorded.

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Crystal A. Bolduc,

her heirs and assigns, to her and their use and behoof forever.

And we do COVENANT with the said Grantee, her heirs and assigns, that we are lawfully seized in fee of the premises that they are free of all encumbrances:

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, Philip J. and Elaine A. Mullane,

joining in this deed as Grantors, and relinquishing and conveying our right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 10th day of December in the year of our Lord one thousand nine hundred and ninety-two.

Signed, Sealed and Delivered,

in presence of

Stephen F. Dubord
Witness to Both

Philip J. Mullane
Philip J. Mullane

Elaine A. Mullane
Elaine A. Mullane

State of Maine,
Kennebec

} ss.

December 10, 19 92

Elaine A. Mullane, Personally appeared the above named Philip J. Mullane and

and acknowledged the above

instrument to be their free act and deed.

RECEIVED KENNEBEC SS.

1992 DEC 16 AM 9:00

Before me,

ATTEST: William P. Dubord

REGISTER OF DEEDS

NOTARY PUBLIC
My Comm. Expires 12-31-95

William P. Dubord

Justice of the Peace.

Notary Public